APPRAISAL BULLETIN

PUBLISHED IN THE INTERESTS OF REAL ESTATE ANALYST SUBSCRIBERS BY

FEBRUARY 14 1949

ROY WENZLICK & CO.

Real Estate Economists, Appraisers and Counselors

Volume XVIII

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Number 5

CONSTRUCTION COST OF CHURCHES

ON the following pages of this bulletin are charts and tables showing the cubic foot cost of three types of churches - frame, masonry with frame interior, and fireproof. The original cost is known in each case and the figures shown have been brought forward from that point on a carefully computed index.

Churches, as a general rule, are very difficult to appraise. They present most of the problems common to special use properties and can usually be appraised only by the replacement cost method. The income approach is useless, and the comparative method is seldom feasible due to the fact that churches differ so widely in size and shape. Fortunately, most church appraisals are made for insurance purposes and not for determining market value.

The specifications for the three buildings follow: frame church: concrete foundation, partial basement, walls, drop siding and sheathing over studs; roof, slate; copper flashing and gutters; steam heating with steel boiler; hardwood floors; partitions, stud, wood lath and plaster; ceiling in auditorium exposed beam and sheathing, other rooms have plastered ceilings, pine trim and doors; modern plumbing facilities of fair grade. Organ and kitchen equipment not included.

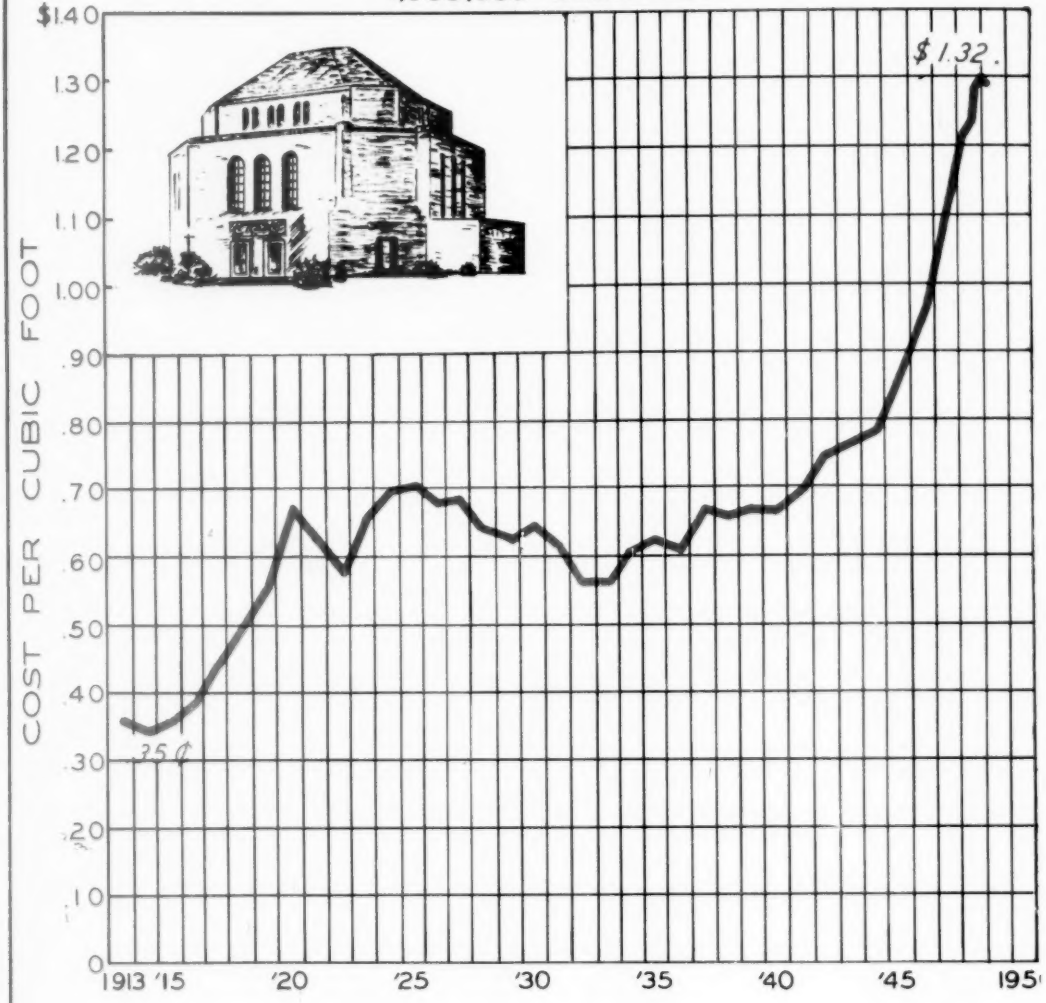
Masonry church with frame interior: concrete foundations; partial basement; exterior walls, stone; stained glass windows; roof, slate; copper flashing and gutters; hardwood and linoleum floors; trim and doors, birch and oak; partitions, stud, metal lath and plaster; ceilings plastered; steam heating with steel boiler; modern plumbing facilities of fair grade; organ and kitchen equipment are not included.

Fireproof church: concrete foundations; partial basement; exterior walls, face brick with stone trim; stained glass windows; roof, slate over steel truss; copper flashing and gutters; floors, tile and hardwood over claytile filled concrete; partitions plaster over tile, or metal lath; ceilings, suspended plaster; birch doors and trim; vacuum steam heating; steel boiler; good grade of modern plumbing facilities; organ and kitchen equipment not included.

We have had several requests recently for cost data on churches. Most of these requests have come from building committees contemplating the construction of a new church or an addition to their present one. Unless the limitations of the present building make immediate expansion mandatory, we strongly advise postponing new church construction until a later date when costs will be somewhat lower. Naturally, the ideal timing, which can seldom be arranged, is to collect the necessary money during prosperous years and to carry out the construction program in a period of low or falling prices.

CUBIC FOOT COST OF A FIREPROOF CHURCH

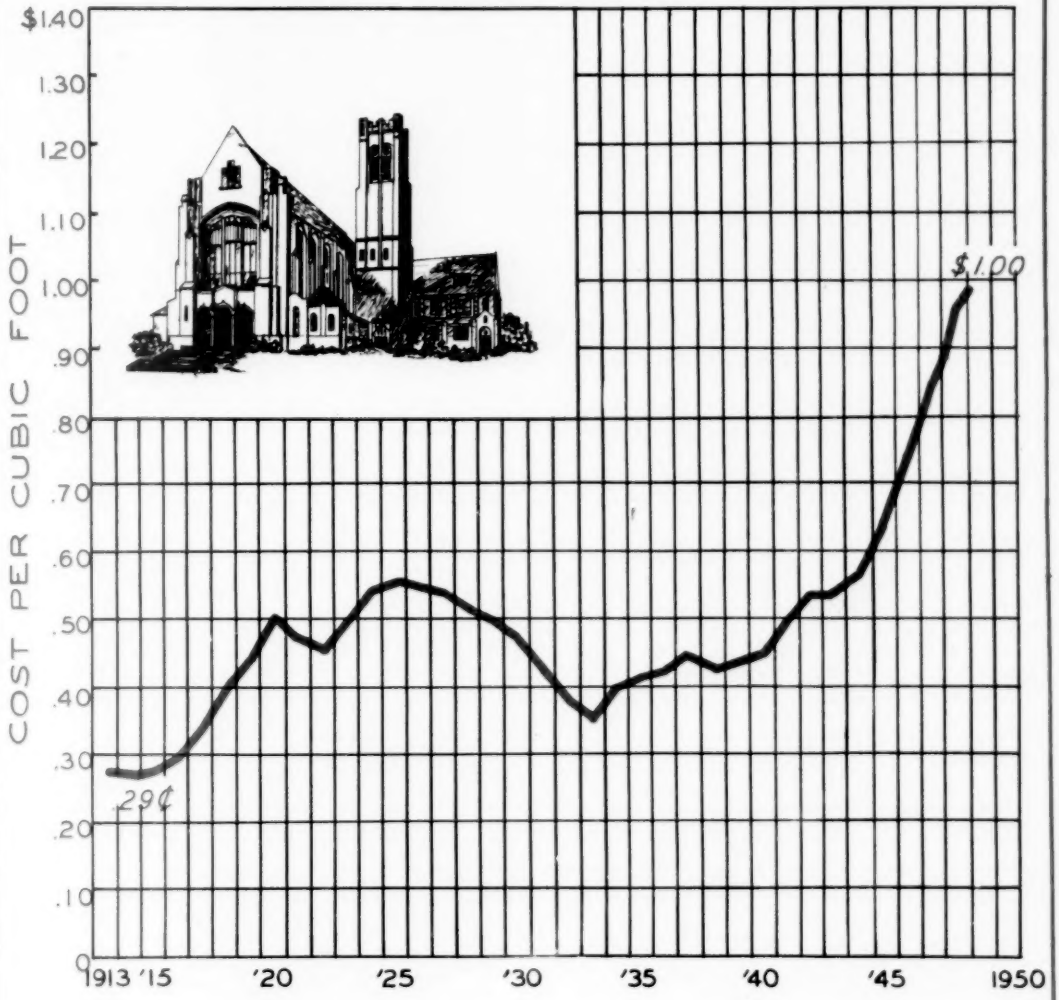
1,000,000 CUBIC FEET



1913 – .360	1923 – .662	1933 – .566	1943 – .775
1914 – .346	1924 – .705	1934 – .617	1944 – .794
1915 – .360	1925 – .711	1935 – .630	1945 – .870
1916 – .391	1926 – .693	1936 – .617	1946 – .970
1917 – .447	1927 – .687	1937 – .676	1947 – 1.128
1918 – .510	1928 – .642	1938 – .666	Jan. '48 – 1.223
1919 – .566	1929 – .630	1939 – .680	Apr. '48 – 1.240
1920 – .680	1930 – .655	1940 – .676	July '48 – 1.290
1921 – .630	1931 – .617	1941 – .705	Oct. '48 – 1.319
1922 – .592	1932 – .566	1942 – .755	Jan. '49 – 1.303

CUBIC FOOT COST OF A MASONRY CHURCH

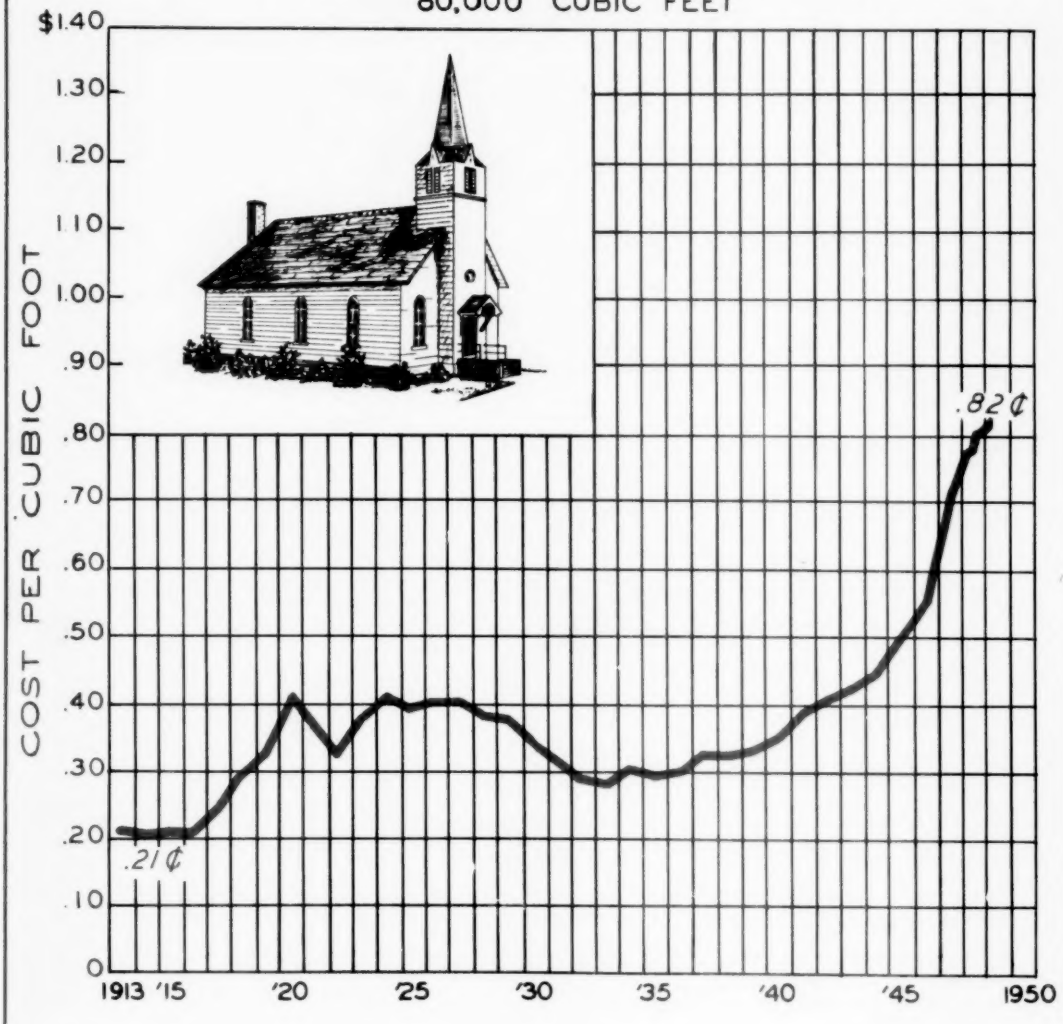
WITH FRAME INTERIOR - 600,000 CUBIC FEET



1913 – .294	1923 – .512	1933 – .367	1943 – .550
1914 – .290	1924 – .550	1934 – .414	1944 – .576
1915 – .294	1925 – .566	1935 – .427	1945 – .648
1916 – .310	1926 – .560	1936 – .435	1946 – .750
1917 – .350	1927 – .555	1937 – .461	1947 – .860
1918 – .418	1928 – .530	1938 – .440	Jan. '48 – .900
1919 – .456	1929 – .512	1939 – .452	Apr. '48 – .937
1920 – .529	1930 – .482	1940 – .465	July '48 – .970
1921 – .487	1931 – .439	1941 – .512	Oct. '48 – .985
1922 – .469	1932 – .396	1942 – .550	Jan. '49 – 1.000

CUBIC FOOT COST OF A FRAME CHURCH

80,000 CUBIC FEET



1913 – .210	1923 – .384	1933 – .282	1943 – .423
1914 – .207	1924 – .412	1934 – .306	1944 – .450
1915 – .210	1925 – .399	1935 – .300	1945 – .500
1916 – .210	1926 – .401	1936 – .306	1946 – .560
1917 – .243	1927 – .405	1937 – .336	1947 – .705
1918 – .297	1928 – .384	1938 – .336	Jan. '48 – .768
1919 – .328	1929 – .375	1939 – .330	Apr. '48 – .777
1920 – .415	1930 – .342	1940 – .354	July '48 – .805
1921 – .378	1931 – .318	1941 – .393	Oct. '48 – .810
1922 – .330	1932 – .297	1942 – .417	Jan. '49 – .820